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ENVIRONMENTAL PROTECTION

December 10, 2007

Nevada Division of Environmental Protection
Brownfields Program
901 South Stewart Street, Room 4001
Carson City, NV 89701

To Whom It May Concern:

Please accept this application to the NDEP Brownfields Program by the City of Reno for the removal of two underground tanks at 1405 Oliver Avenue. Supporting documents enclosed include: a map of the subject property, a Phase I Environmental Site Assessment, a description of the neighborhood task force, and an overview report of the recent neighborhood clean-up.

The site was recently acquired by the City as part of a neighborhood revitalization effort and the building on the site is scheduled to be demolished in early 2008. Per the attached Phase I, the site was previously used as a gas station and as a result may have petroleum contamination, though none has been identified to date. City staff is currently working with neighborhood residents determine an appropriate and feasible re-use project at the site. Proposed options range from housing to a multi-purpose community building.

Thank you in advance for your consideration and assistance. Should you have any questions regarding this application or the project site please contact me at 77-334-2305.

Sincerely,

Jodi Royal-Goodwin
Community Reinvestment Manager

Enc: 5





State of Nevada

Division of Environmental Protection

Brownfields Funding Application



Please complete the following form with the most accurate information available to you. Along with this form you should attach the following information: a map showing the project location, any completed assessment work previously undertaken at the site (for cleanup applications, a copy of the assessment work does not need to be attached if the assessment was conducted under a previous State or Federal brownfields funding award), individual parcel information for multi-parcel projects, and any information about the project which would help the applicant reviewer understand the redevelopment project being proposed.

When completed, mail the application and attached information to
Nevada Division of Environmental Protection, Brownfields Program
901 South Stewart Street, Room 4001
Carson City, NV 89701

For any help in preparing this application or any general Brownfields questions, please feel free to call (775) 687-9368 and ask for the Brownfields Program.

A. Applicant Information

- 1) Project Title: Oliver & Montello Revitalization
- 2) Are you seeking assistance with assessment or cleanup work for your project?
Assessment: ☐ Cleanup: ☒
- 3) Does your project involve potential petroleum contamination or hazardous substances?
Petroleum Contamination: ☒ Hazardous Substances: ☐
- 4) Agency Applying for Brownfields Funding: City of Reno
- 5) Project Contact Name and Title: Jodi Royal-Goodwin
- 6) Project Contact's Address: 1 East 1st St, Ste 700
PO Box 1900
Reno, NV 89505
- 7) Project Contact's Phone: 775-334-2305

B. Site Information

(for multi-parcel properties, attach a separate sheet detailing the parcel name, assessor's parcel number, address, acreage, current use, and owner for each individual parcel; indicate for questions 8-15 below that a separate sheet has been attached.)

- 8) Current Site Name: Jean's Barbershop
- 9) Site Street Address: 1405 Oliver Avenue
Reno, NV 89512
- 10) Current Zoning: neighborhood commercial
- 11) Site Acreage: 0.286
- 12) Assessor's Parcel Number: 004-253-11
- 13) Latitude: (If readily available) 3932.76N 39° 32' 46.05" Longitude: 11947.7W 119° 47' 40.91" W
- 14) Please attach a map showing the location of the subject site. For multiple-parcel sites, make sure that the map clearly shows the boundaries of each separate parcel.

B. Site Information (con't)

15) Please briefly discuss the current ownership of the site, specifically detailing who the current owner of the site is, when they acquired the site, and how the site was acquired (i.e. tax foreclosure, eminent domain, purchase, etc.). If you as the applying agency are not the current owner of the property, discuss how the current owner is involved in the project.

The City of Reno is the current owner of the site. The City purchased the property from Ruby May through voluntary acquisition on August 6, 2007, as part of a neighborhood revitalization project. We are currently taking the necessary actions to demolish this and two other properties in the immediate vicinity. Removal of the underground tanks and any necessary mitigation will allow us to provide a clean site for the proposed redevelopment activities to be determined through collaboration with neighborhood residents.

16) Using the space provided below, provide a brief description of the current site usage, making particular note of any site uses which may either have caused or contributed to site contamination issues.

The site has been used as a beauty shop since at least 1980. As of January 15, 2008, the site will be vacant as the current business will have been relocated by the City. However, the Phase I report indicates the site may have previously been a gas station, and that the two identified tanks on the site may be from that use.

17) With the information available to you, what were the past property uses which may have caused or contributed to current site contamination issues.

As noted above, the previous use which may have contributed to contamination was a gas station.

18) Please disclose and discuss any environmental regulatory involvement or enforcement actions which have occurred at the site.

The only interaction between the City and an environmental agency regarding this site is one preliminary meeting with Lisa Johnson at your offices. To our knowledge there has been no other environmental regulatory involvement or enforcement actions at this site.

19) Please attach any documents for any environmental assessments which may have been conducted previously for the site. If you are applying for cleanup funds, and the assessment work was conducted through a previous Federal or State Brownfields grant, you do not need to attach a copy of that assessment.

C. Project Information (The information provided in the following fields will be used by the NDEP Brownfields Program to prioritize project funding and rank competing projects. The Brownfields Program currently makes every effort to fund each eligible project; however, where several projects are competing for limited funding, we will use information regarding the planned redevelopment project, the benefits to the community, and the amount of community involvement to prioritize our funding.)

20) In the space provided below, please provide information regarding the anticipated future re-use of the property, specifically highlighting how this redevelopment project will benefit the affected community (i.e. job creation, park and greenspace creation, improved access to services, etc.)

The City has acquired two properties at the intersection of Oliver Avenue and Montello Street, and is in the process of acquiring a third. All of these properties are identified on the attached map. The subject property occupies the northeast corner of that intersection. Acquisition and redevelopment of the sites is part of a larger neighborhood revitalization project. City staff is working with a neighborhood task force on all aspects of the project, including improvements at the neighborhood park, neighborhood beautification, and public safety, in addition to the reuse of the acquired properties. Staff has identified eligible and appropriate reuses of the property which include affordable and workforce housing, a multi-purpose center, a small business incubator, and child care center, however the ultimate re-use will be determined through a collaborative effort of residents and staff. Acquiring the properties was intended to eliminate businesses facilitating illicit activity in the area; redevelopment of the sites is intended to provide resources increasing the quality of life in the neighborhood. As such the re-use project could include one or a combination of these and/or other activities.

21) Describe how this project fits in with community-wide revitalization or master plans previously developed by the community. Feel free to attach to your application any planning documents which can help demonstrate the redevelopment vision and strategic planning being undertaken by the community.

As described above the redevelopment of this and adjacent properties is one piece of a larger revitalization effort in a neighborhood which historically has received limited resources with the exception of police interventions. This initiative has included identifying both problem areas in the neighborhood and potential solutions, including changing traffic patterns, altering park facilities, light studies, etc. Attached please find a overview of the Oliver and Montello Neighborhood Task Force and after action report from the November 3 neighborhood clean up.

22) How has the community been involved, or planned to be involved, in the potential cleanup/redevelopment activities at this site?

In October a neighborhood meeting was held with more than 60 residents in attendance, which was advertised for two-weeks in advance through mailing fliers and door-to-door reminders. This meeting focused on informing the residents of what the City had done, potential next steps, and allowing the residents to express their concerns and opinions regarding problems and solutions. A few weeks later a neighborhood clean was hosted during which more than 31 30-yard dumpsters of trash and metal refuse and six truckloads of tires, batteries, televisions, and hazardous waste were hauled away. Finally, the first neighborhood task force was conducted November 26, during which attendees applauded staff for the acquisition of the commercial properties and a dozen individuals signed up to participate in the committee to identify appropriate re-use(s) of the sites.

D. Applicant's Signature (A representative of the applying agency should sign the application; it does not need to be the project contact as listed in the first section, but it should be someone with the authority to sign on the agency's behalf.)

Signature: Charles McNeely Date: 12/4/87
Name: Charles McNeely Title: City Manager

E. List of Attachments (Please provide a list of attachments which are being submitted with the application. This will ensure that all relevant information is reviewed by the NDEP Brownfields Program staff.)

Map identifying subject property and adjacent properties purchased or to be purchased by the City
Phase I, Environmental Site Assessment for 1405 Oliver Avenue and 1801 Montello Street, Reno, Nevada
Description of Oliver & Montello Neighborhood Task Force
After Action Report from November 3 neighborhood clean up

Oliver/Montello Neighborhood Clean-Up

--- After Action Report ---

From initiative on November 3, 2007

Summary

Overview

As a first component of the Oliver/Montello Initiative of identifying and implementing long-term and permanent solutions, the neighborhood clean-up was identified as a first-step action that would benefit the neighborhood in two ways. The Neighborhood Clean-up, through partnership and community participation, would rekindle the spirit of hope in the community and would also serve as a benchmark for the actual start of the Oliver/Montello Initiative. The Clean-up was a success from many aspects of its planning and even its anticipated outcome. The Clean-up was designed to notice the residents of the community that dumpsters would be provided in a central location for citizens of the Oliver/Montello neighborhood to dump refuse. Specific areas were also designated where batteries, tires and other hazardous materials could be dropped off. These items were then loaded and hauled away by the Public Works Department.

Accomplishments

The Clean-up included a unique component of personal service where trucks with small crews went door-to-door and asked permission to pick up garbage and debris from front and side yards. A noon day, neighborhood bar-b-que was also provided for both residents and clean-up volunteers. The neighborhood clean-up attracted over 100 volunteers from various agencies and organizations, both public and private. Nearly 285 homes in the areas contributed to the filling of twenty-six 30-yard dumpsters, not including five 30-yard dumpsters of metal refuse and 6 truckloads of tires, batteries, hazardous waste, televisions, and lawn mowers.

Prior to Saturday, and in an attempt to be proactive concerning the senior citizens and disabled residents in the neighborhood, we polled the neighborhood to see which homes would need for crews to make "house-calls" and pick up trash at the resident. Initially, we received only 9 requests for "house-call" assistance. During the clean-up, we received contacts from approximately 50 to 60 properties that had no means of transporting their trash to Pat Baker Park for disposal. In total, the door-to-door crews serviced nearly 60 individual properties. Of the over 100 volunteers that participated in this initiative, there were no injuries reported that were related to the clean-up effort.

Process

- Immediately following the October 15th Neighborhood meeting the Oliver/Montello residents and stakeholders, Code Enforcement mailed 385 flyers in both Spanish and English noticing the residents of the November 3rd Neighborhood Clean-Up.
- E-mails were sent out to the Neighborhood Task Force, Neighborhood Resources Committee and the local Church organizations in that area
- The week before the clean-up, personal notices were given to targeted homes by Code Enforcement personnel
- Press releases were sent to the media
- A logistics meeting was held on the Monday before the event (Waste Management, Weed & Seed, City of Reno, Northeast NAB Chairman)
- A final internal staff meeting was held with the City Manager the Friday before the event

Strengths

Key strengths identified during this exercise include the following:

- Highly effective neighborhood information canvassing and noticing
- Turnout and response of the neighborhood citizens
- Diverse volunteerism of citizens (government, private sector, churches, non-profits, senior citizens and youths of all ages)
- The participants from all volunteer agencies demonstrated excellent teamwork.
- The logistical setup of the dumpsters, and the unloaders, combined with the traffic control managed by the SAVE Officers created rapid and efficient dumpster unloading
- Sponsor participation
- Excellent press coverage during the event, both written media and television

Areas for Improvement

Areas for improvement include:

- Dumpster check to ensure that private vehicles that brought garbage was from the Oliver/Montello neighborhood target area
- Providing crews with lifting dollies to move heavy objects such as washing machines, refrigerators and vending machines
- More "house-call" crews to assist residences that didn't have the means to transport junk to the dumpster collection sites
- Slightly extended clean-up time ending at 5:00 p.m. instead of 3:00 p.m.
- Provide a large read boards around the dump sites that provides safety tips (do's and don't) and safety procedures

Initiative Overview

Initiative Name: Oliver/Montello Neighborhood Clean-Up

Duration: (7 hour) 8:00 a.m. until 3:00 p.m.

Exercise Date: Saturday, November 3, 2007

Sponsors: Weed & Seed, Daphne Emm, Executive Director; Boys & Girls Club; Waste Management, Mike Genera, Public Relations; Reno Senior Citizens Advisory Committee; Councilwoman, Jessica Sferrazza; 1-800-Got-Junk, Washoe County Sheriff's Office, Mike Haley; City of Reno

Type of Exercise: Provide dumpsters, volunteers and overall coordination for a neighborhood clean-up of a targeted area within the Oliver/Montello neighborhood

Funding Source: Waste Management (in-kind); Weed and Seed (funding and in-kind); Senior Citizens Advisory Committee, \$1,000; Councilwoman, Jessica Sferrazza, \$1,500; Washoe County Sheriff's Office, (in-kind); City of Reno (funding and in-kind)

Initiative Creation: This program/initiative originated out of the City Manager's office

Focus: The focus of this initiative was to provide a neighborhood clean-up service to a low to moderate income area in north east Reno that suffers from blight

Location: The target area for the clean-up is located in northeast Reno, in the area immediately adjacent and surrounding the Pat Baker Park area. City Ward 3; County District 3;

Participants: Over 100 Volunteers

Number of Participants: 107 Volunteers Signed in with an estimate 120 that participated

Initiative Overview: The Oliver/Montello Initiative was created to change the visible image of the area for the homeowners and citizens of the area.

6:00 a.m. The set up volunteer arrive at the park for the delivering of the dumpsters and portable toilets; set up of the sound system, and pre-work

7:00 a.m. Delivery and set up of the tables and chairs

8:00 a.m. Volunteer check-in and assignment begins. Team Leaders were given their respective task folders. There were (9) nine functional areas of assignments that range from a door-to-door reminder team to the dumpster unloading team. SAVE Officers begin to set up directional cones and vehicles with junk begin lining up.

9:00 a.m. It becomes clear that two dumpsters are not enough, so additional dumpster is requested

10:00 a.m. A line begins to form and additional dumpsters and drivers are requested

11:00 a.m. The clean-up moves smoothly with few issues

12:00 p.m. Food is served. Dumpster unloading teams take turns eating to ensure that unloading will continue during lunch. City Manager introduces sponsors and elected officials speak to the neighborhood.

1:00 p.m. The full clean-up resumes

2:00 p.m. Clean up is in full swing, cars are being towed

2:30 p.m. Signs are put in place reminding drivers that clean-up will end promptly at 3:00 p.m.

3:00 p.m. Two hauling crews visit the homes of seniors that had been recently added to the "house-call" list. Pat Baker Park was policed and cleaned by the clean-up volunteers

3:30 p.m. The last of the large curb-side piles were picked up and taken to the dumpsters, another dumpster was requested due to additional vehicles showing up at the last dumpster.

4:00 p.m. All dumpsters were removed and Public Works trucks continued to load the batteries and computer monitors to take to their respective receiving location

Conclusions

The success of the Oliver/Montello Neighborhood Clean-up was evident by the volume of junk that was collected, but more so by the number of citizens that got involved and participated. Due to the large number of dumpsters that were filled and replaced during the clean-up Waste Management charged the initiative approximately \$5,000 for the additional dumpsters and driver salary overtime. Daphne Emm of Weed & Seed paid for these charges. The participants (both citizens and volunteers) during the clean-up, demonstrated an "above and beyond" mentality toward this clean-up initiative.



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Oliver/Montello Neighborhood Task Force Task Force and Subcommittees Descriptions

CREATION

The Oliver/Montello neighborhood Task Force was created to:

To provide and promote opportunities for increasing and improving communication and cooperation within and among neighborhood residents in the Oliver/Montello area through public discussion, community education, and the exchange of information.

Address existing and articulated concerns of Oliver/Montello neighborhood by involving neighborhood stakeholders (schools, churches, businesses, neighbors, civic groups and associations)

Be the driving force for change in the Oliver/Montello neighborhood by rallying and coordinating neighborhood, and community resources to achieve those results.

Take the direct lead on implementable solutions developed and created specifically for the Oliver/Montello Neighborhood

Engage neighbors, citizens, homeowners, local agencies, churches, non-profits, businesses to support the initiatives occurring within the Oliver/Montello Neighborhood

Communicate with and encourage neighbors, citizens, homeowners to participate in the Oliver/Montello Neighborhood Initiatives

Meet to discuss ways to effectively implement specific options addressed at the October 15th Oliver/Montello Neighborhood Meeting.

PURPOSE

Purpose of the Oliver/Montello Neighborhood Task Force

Identify and prioritize implementable actions to enhance the Oliver/Montello Neighborhood

The Oliver/Montello Neighborhood Task Force is made up of volunteers that have interests in the Oliver/Montello Neighborhood as a resident or a stakeholder.

The Oliver/Montello Neighborhood Task Force needs to consist of committed and engaged individuals that are committed to developing and implementing long-term and sustainable solutions to the Oliver/Montello Neighborhood.

SUBCOMMITTEES

Subcommittee will be responsible for creating "Action Plans" that will detail how these initiatives, processes will be carried out and implemented.

Within the Oliver/Montello Neighborhood Task Force the subcommittees will be responsible for implementing initiatives for 4 functional areas

(1) Public Safety Subcommittee

This subcommittee will be responsible for working with organizations and agencies to implement solutions that will directly impact the safety, well being and overall sense of safety of the residents of the Oliver/Montello Neighborhood. These projects and initiatives may include:

- Working with the appropriate agencies and organization to implement tasks outlined in the Summary Report from the October 15th Oliver/Montello Neighborhood Meeting
- Working directly with the Community Action Officer and the Reno Police Department and other agencies in creating and implementing the Oliver/Montello Neighborhood Citizen Patrol
- Engage the neighborhood to actively participate in a Neighborhood Watch program
- Assist in engaging citizens to become the eyes and ears for the neighborhood
- Work with law enforcement and other agencies to educate neighborhood citizens on how to create an effective neighborhood crime watch network
- Work with and participate in Neighborhood Advisory Boards meetings
- Passing out flyers and getting important information to the neighborhood concerning public safety issues, programs, opportunities
- Provide feedback to law enforcement agencies on public safety programs being implemented in the neighborhood

(2) Neighborhood Beautification

This subcommittee will be responsible for creating and implementing enhancements to the Oliver/Montello Neighborhood that will lend to the overall visual improvement of the neighborhood. These projects and initiatives may include:

- Improving the visual quality of the area immediately surrounding Pat Baker Park by creating a model area that solidifies the identity of the Oliver/Montello area
- Implementing a landscaping program with the assistance of the Community Resources Committee that engages homeowners to participate
- Encouraging residents in the neighborhood to engage in good "landscaping practices."
- Assist in developing and implementing the Oliver/Montello Neighborhood Paint Program
- Create, coordinate and implement neighborhood clean-up programs
- Work with and participate in Neighborhood Advisory Boards meetings

(3) Parks and Recreation Subcommittee

This subcommittee will be responsible for monitoring, creating and implementing enhancements and improvements to Pat Baker Park, the focal point of the Oliver/Montello Neighborhood. These projects and initiatives may include::

- Working with local agencies and organizations to develop additional recreation programming and events for Pat Baker Park
- Coordination of clean-up teams to ensure that Pat Baker Park remains clean and inviting
- Monitor and report any and all issues that would degrade the safety of the equipment in the park
- Encourage neighbors, citizens, churches, organizations to visit and use the park
- Work with and participate in Neighborhood Advisory Boards meetings

(4) Economic Development Subcommittee

This subcommittee will be responsible for working with and assisting agencies, organizations and other resources in developing and evaluating viable and best-use economic development opportunities for the Oliver/Montello Neighborhood. These projects and initiatives may include:

- Encouraging citizens, neighbors to participate in meetings relating to economic development matters in the Oliver/Montello Neighborhood
- The participation in discussions of matters that affect the future economic vitality and viability of the Oliver/Montello neighborhood
- Work with and participate in Neighborhood Advisory Boards meetings

Oliver & Montello Area



